



Stephen Tew

ESTATE AGENTS



60 Birchway Avenue, Blackpool

Blackpool

Offers Over £150,000

60 Birchway Avenue

Blackpool, Blackpool

Nestled in a desirable location close to Stanley Park, this 3-bedroom semi-detached house offers an exceptional opportunity for modern family living. With its thoughtfully designed layout and close proximity to an array of amenities, this property combines comfort, convenience, and charm.

Upon entering, you will be greeted by a spacious and inviting open-plan lounge diner, creating the perfect setting for socialising or relaxing with loved ones. Natural light flows seamlessly through the room, highlighting the stylish decor and providing a warm and welcoming ambience. The well-appointed kitchen boasts ample storage space and modern appliances, making it a joy to prepare delicious meals for family and friends.

Upstairs, three generously sized bedrooms offer privacy and tranquillity, With its close proximity to Stanley Park, residents can enjoy leisurely walks or engage in various outdoor activities, making the most of the picturesque surroundings.

The outdoor space of this property is equally impressive, boasting a private south-facing rear garden. Enclosed for privacy and security, this well-maintained outdoor oasis provides the perfect retreat for all, whether it be for relaxation, entertaining, or simply enjoying the sunshine. The ample space allows for various outdoor activities, from al fresco dining to children's play, making it the ideal backdrop for creating cherished memories with loved ones.

The south-facing aspect ensures an abundance of sunlight throughout the day, creating a bright and sunny environment. This delightful garden provides a tranquil escape from the hectic pace of every-day life, allowing residents to unwind and recharge in the midst of nature. Whether you have a green thumb or simply enjoy observing nature's beauty, this garden is sure to impress with its carefully landscaped features and charming plantings.

In addition to the stunning outdoor space, this property enjoys the benefit of being conveniently located close to many amenities. Shops, schools, restaurants, and transport links are all within easy reach, ensuring effortless daily living. With its combination of a desirable location, well-designed interior, and impressive outside space, this property presents an exceptional opportunity for homebuyers seeking a modern and comfortable lifestyle.





Hallway

12' 4" x 5' 6" (3.77m x 1.68m)

Leading to open-plan lounge/diner and kitchen.
Under stairs storage. Stairs leading to first floor.

Lounge/Diner

23' 10" x 10' 8" (7.26m x 3.25m)

Open-Plan lounge/diner- UPVC double glazed walk in bay window to the front elevation, exposed brick, two radiators. UPVC double glazed sliding door to the rear elevation .

Kitchen

17' 5" x 7' 0" (5.32m x 2.14m)

Modern fitted kitchen with a matching range of gloss white base and wall units, integrated oven and four ring induction hob, plumbing for washing machine, space for fridge freezer, integrated dishwasher, UPVC double glazed window to the rear elevation and door leading onto rear garden, radiator.

Landing

Landing leading to bedrooms and bathroom.

Bedroom 1

12' 10" x 11' 0" (3.92m x 3.36m)

UPVC double glazed walk in bay window to the front elevation, radiator.

Bedroom 2

11' 1" x 10' 8" (3.38m x 3.26m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom 3

6' 9" x 5' 10" (2.06m x 1.78m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

5' 7" x 5' 11" (1.71m x 1.81m)

Tiled three piece bathroom suite comprising of white panelled bath with overhead shower and glass





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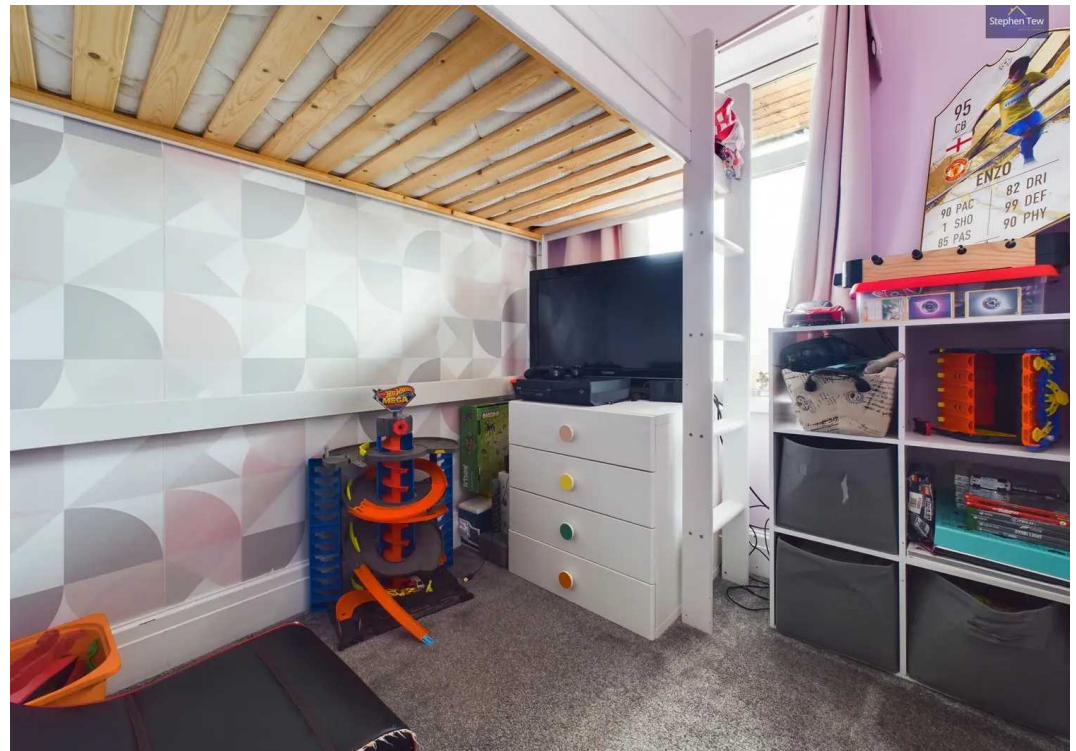
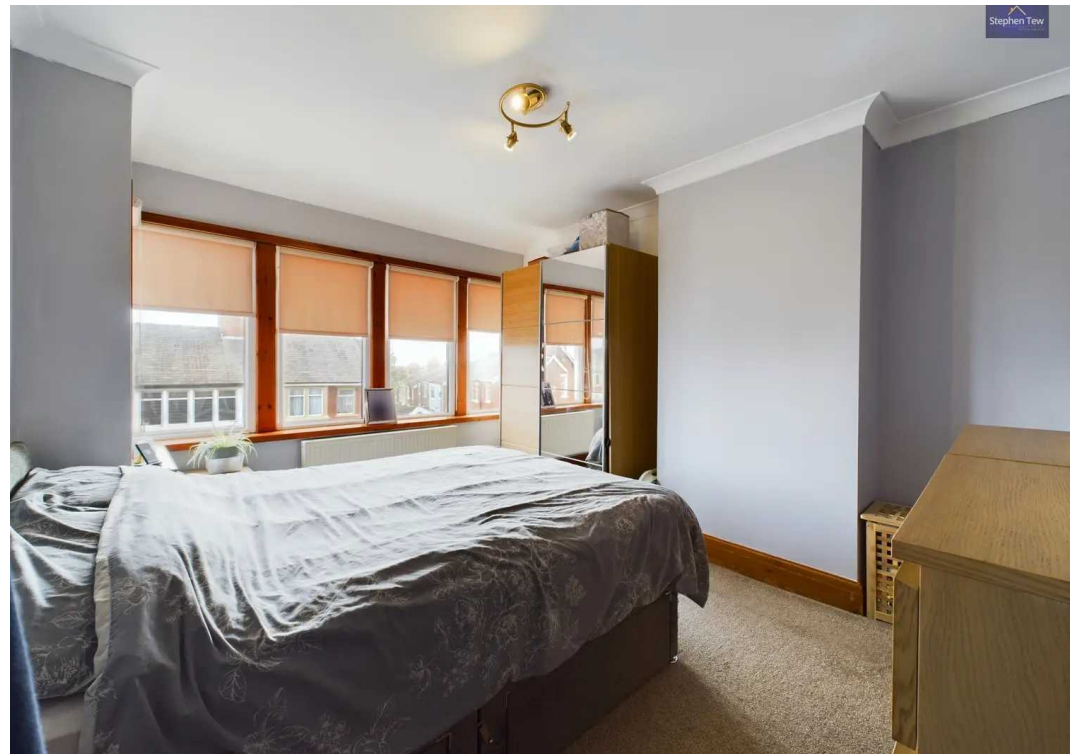
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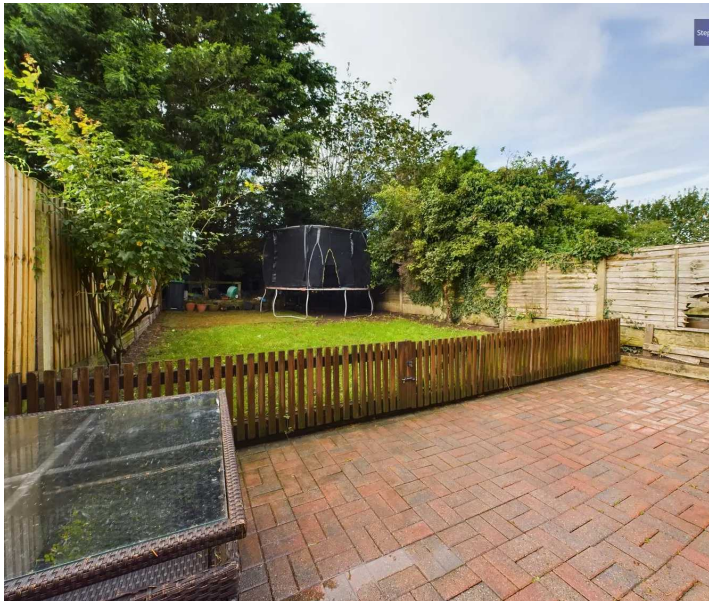


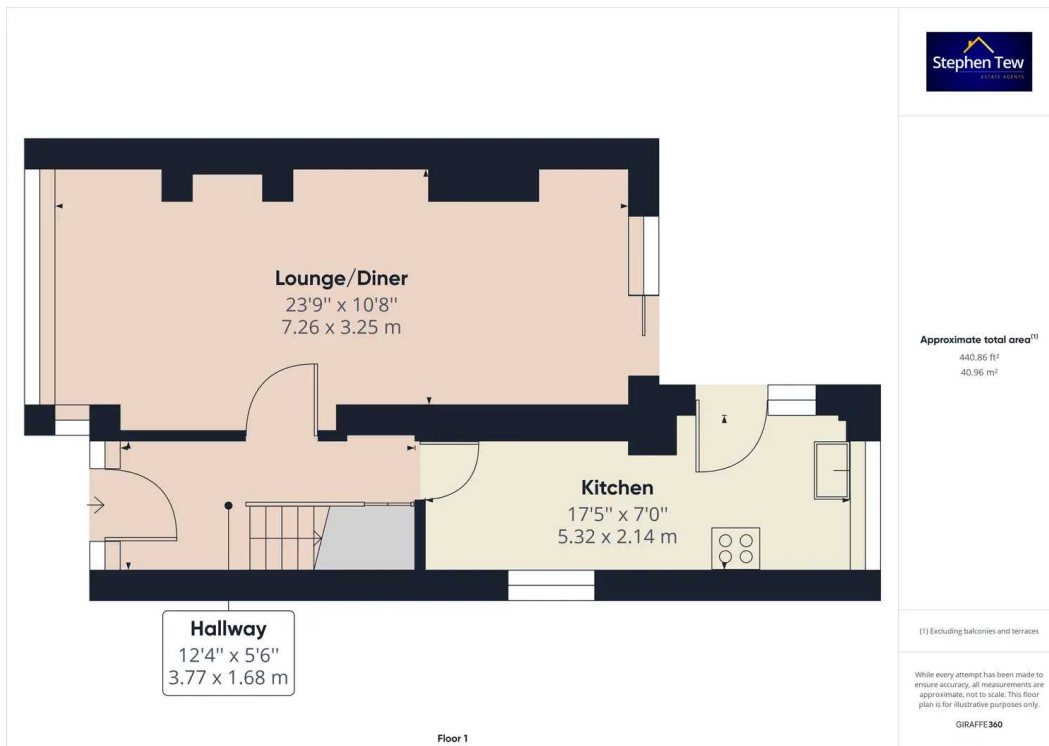


FRONT GARDEN

REAR GARDEN

Enclosed south facing rear garden.







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

